

# Central and Camelback Water Quality Assurance Revolving Fund (WQARF) Site

## Community Advisory Board Meeting

Wednesday, March 12, 2003

6:00 p.m. to 8:00 p.m.

Arizona Department of Environmental Quality  
1110 W. Washington Street, Room 145  
Phoenix

### FINAL MINUTES

#### Members in attendance:

Allene Pierce-Avey  
Peter Zorbas  
Lynn Morrow  
Charles Jones  
Pam Perry

#### Members absent:

Frank J. Connell  
Carm Moehle

#### ADEQ Staff in attendance:

Tom Di Domizio, Project Manager  
John Kivett, Hydrologist  
Alex Zavala, Community Involvement Coordinator

#### Others in attendance:

Joe Helm, Brophy Prep  
Denise Yanez, City of Phoenix  
Rosanne Sanchez, City of Phoenix  
Stan Watts, Windsor Square Conservation Dist.

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CIU #03-299

The following matters were discussed, considered, and decided at the meeting:

1. *Welcome and introductions/acceptance or changes to October 10, 2002 meeting minutes*  
Allene Pierce-Avey, Co-chair opened the meeting at 6:10 p.m. by introducing herself. CAB members, ADEQ staff, and audience members introduced themselves.
  - Peter Zorbas moved to accept the August 15, 2002 and January 29, 2003 meeting minutes as written.
  - Charlie Jones seconded the motion.
  - The August 15, 2002 and January 29, 2003 meeting minutes were accepted as written.
2. *Update on Presentation to the WQARF Advisory Board - Frank Connell, CAB Co-chair*  
Alex Zavala informed the CAB that Frank Connell attended the January 31, 2003 WQARF Advisory Board meeting and provided an update on recent Central and Camelback activities. Mr. Connell also invited the Board to the April 5, 2003 Central and Camelback Open House. (A written copy of Mr. Connell's presentation was provided to the CAB and is attached available from Alex Zavala). Mr. Connell was also asked (by the WQARF Board) to present the same information to EPA's NACEPT Committee. The NACAPT Committee is looking at restructuring EPA's community involvement program and chose to review Arizona's program.

3. *City of Phoenix Presentation - Grant Application for \$550,000 for Light Rail Project*  
Rosanne Sanchez - City of Phoenix

- Ms. Sanchez informed the CAB about the City of Phoenix's proposal for a Brownfield's Assessment Grant for the Light Rail Project. Ms. Sanchez' presentation covered the following topics:
  - < What are Brownfields?

Brownfields are abandoned or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. Examples of brownfields could include industrial properties, old gas stations, vacant warehouses, or former dry-cleaning establishments. Redevelopment of brownfields creates jobs, revitalizes neighborhoods, increases property values and reduces potential health risks to the local community.
  - < What is a Brownfields Assessment Grant and what will it be used for?

The U.S. Environmental Protection Agency (EPA) has invited the City of Phoenix to submit a Final Proposal by March 19, 2003 for a \$550,000 brownfields assessment grant for environmental assessment funds for use on the Central Phoenix/East Valley Light Rail Transit project. (The initial proposal was submitted on December 16, 2002). The City requested a \$350,000 petroleum assessment grant and a \$200,000 general assessment grant. The grant funds will be used to conduct investigations on properties that will be acquired by the city for project and are known to contain contamination or are suspected to contain contamination. In order to determine which properties may need additional investigation, the city will first begin by conducting a preliminary or Phase One Environmental Site Assessment (ESA), which will provide specific information on those properties that will require these additional investigations.
  - < Why is the City submitting this grant proposal?

The City of Phoenix is submitting this grant proposal because of the existing and historical land uses that are found along the entire length of the corridor, it is anticipated that environmental contamination will be discovered, which will impact light rail construction and development surrounding the transit stations.

Contamination could impact development opportunities that exist at the four major station locations; Central Avenue and Camelback Road, 22<sup>nd</sup> Street and Washington Street, 32<sup>nd</sup> Street and Washington Street, and 40<sup>th</sup> Street and Washington Street. Each of these station locations is surrounded by real estate that has a history of gas stations, dry cleaners, auto salvage, manufacturing and other heavy industrial uses. The City has been approached by several national and local developers who are interested in undertaking development in the light rail corridor. However, there is typically an economic gap created by high land values and environmental costs that preclude the private sector from investing in new development. EPA's grant funding for environmental investigation of these areas will assist the city and the private sector in determining the actual environmental conditions of properties.

< How and when will the grant awards be made?

The grants are awarded by EPA based on a competitive process. The City will be competing with applicants from across the country. EPA expects to announce the awards in June 2003.

- If you would like to review a copy of the proposal, need additional information, or have questions regarding the City's brownfields program, please contact Rosanne Sanchez, Brownfields Project Manager, at 602-256-3452 or [rosanne.sanchez@phoenix.gov](mailto:rosanne.sanchez@phoenix.gov). Information on EPA's brownfields initiatives is available at [www.epa.gov/brownfields](http://www.epa.gov/brownfields). Information on the City of Phoenix Brownfields Land Recycling Program is available at [www.phoenix.gov/ENVPGM/brownfld.html](http://www.phoenix.gov/ENVPGM/brownfld.html).
- The CAB wondered whether the funds from the grant would be used only to cleanup the properties being used in conjunction with the Light Rail Project. Ms. Sanchez explained that the grant money could only be used to investigate contamination at properties being acquired by the City of Phoenix for the Light Rail Project. Currently this includes approximately 60 properties and more than 300 right of ways.
- Peter Zorbas asked whether the City of Phoenix's Brownfields Conference scheduled for April 22, 2003, was open to the public. Ms. Sanchez explained that the conference is in fact open to the public and provided the CAB with brochures which included conference and registration information.

4. *Brief Review of Current Status and Activities at the Central and Camelback WQARF Site*  
Tom Di Domizio, ADEQ Project Manager

- The treatment system has been running since January 22, 2003, and has not experienced any problems in pumping and treating the groundwater.
- On February 10, 2003, ADEQ began discharging treated water into the Grand Canal.
- Per the CAB's request, ADEQ met with SRP regarding extending the pipe that connects with the drop box in order to prevent access to the treated water. SRP agreed to allow ADEQ to add an extension to the pipe. A removable clamp was also added in order to allow SRP access to the grate. The CAB was provided with a picture of the new drop box pipe.
- The treatment system has pumped and treated more than 5.5 million gallons of water since startup. Testing results indicate that the effluent water meets standards therefore the carbon has not yet been changed.
- ADEQ will meet with One East Camelback to review sampling results and how the Central and Camelback treatment system has affected their system.
- The CAB had a question regarding their proposal (from the previous meeting) for the Light Rail Project to use effluent to water their landscaping. Tom Di Domizio and John Kivett explained that they attended one of the Light Rail Project's public meetings and spoke with the Public Involvement Area Coordinator Howard Steere about the possibility of using effluent water for their landscaping. They added that Mr. Steere seemed very interested and mentioned that Light Rail would need more input from the area neighborhoods. Tom Di Domizio added that ADEQ can work closely with the City of Phoenix if this is something they would like to pursue.
- The CAB then asked if there was a possibility for the effluent water to be used in the irrigation system for the area neighborhoods. Tom Di Domizio explained that this is not something that ADEQ can decide. The CAB would need to contact SRP regarding this matter.

- The CAB added that they are unhappy with the corrugated metal panels that were installed on the facility; the CAB was under the impression that the panels would be flat brushed stainless steel. Tom Di Domizio will research where the change occurred; he reviewed all of the architect's plans and they all provide for a corrugated stainless steel wall.
- The CAB asked if the landscape plans have been reviewed and whether they will be changed due to the new water supply (from the system). Mr. Di Domizio stated that ADEQ had not considered changing the landscape plans. The CAB requested that ADEQ review the landscape plans and change the desert landscaping to one that is more in line with the green vegetation found in the area. Mr. Di Domizio will review the plans and will make any possible changes, the main concern is staying within budget. He added that if it is possible to change the landscaping and stay within the proposed budget, ADEQ will change the landscaping. Carob trees, Ficus trees, rosemary, and yellow-bells, were among the CAB's suggested landscaping choices.

5. *Update on planning of the Central and Camelback Open House*  
Alex Zavala, Community Involvement Coordinator

- The Open House has been scheduled for Saturday, April 5, 2003, from 1:00 p.m. to 3:00 p.m. Alex Zavala provided the CAB with a draft agenda for the day. The draft agenda includes: Site Tours from 1:00 p.m.- 2:00 p.m.(CAB members, Tom Di Domizio, John Kivett, Rich Olm and ADEQ's contractors); Welcome - Site Dedication - Ribbon Cutting (Steve Owens, Director, ADEQ; Governor Napolitano; Phil McNeely, Superfund Programs Manager, ADEQ; CAB Co-chairs); Site Update (Tom Di Domizio, John Kivett); Question and Answer Session (Tom Di Domizio, John Kivett, Alex Zavala, and CAB members).
- Alex Zavala informed the CAB that she has been working closely with ADEQ's media director to create a media advisory and news release for the Open House. Both will be sent to all local media including community newspapers, registered neighborhood associations in the area, site's mailing list, 7<sup>th</sup> Avenue Business group, and area schools.
- ADEQ is still waiting for confirmation from the Governor's office regarding the Governor's attendance. Depending on the Governor's schedule, a ribbon cutting may be scheduled for Friday, April 4, 2003.
- ADEQ Director Steve Owens will be present at the Open House and will present a dedication speech.
- Parking: property owners at One East Camelback were contacted regarding using their underground garage; ADEQ waiting to hear back regarding the garage received permission to use the fifteen above ground spaces. Milne Scali and Co. (owners of the Asthma Clinic building) were also contacted; they will contact Ms. Zavala before the end of the week (the owners are currently on vacation).
- The following may have information booths/tables at the Open House: Light Rail Project, ADEQ's Leaking Underground Storage Tank Program, City of Phoenix Brownfields Program, Salt River Project, ADEQ Superfund Programs (will include site information).
- The following refreshments will be provided: punch, iced-tea, water, and cookies.
- ADEQ is currently working on getting a sign for the building.

- The following people received a special invitation to the Open House: Governor Napolitano, State Senator Barbara Leff, State Senator Ken Cheuvront, State Representative Wally Straughn, State Representative Ken Clark, State Representative Deb Gullett, State Representative Stephen Tully, Phoenix City Mayor Skip Rimza, District 4 Councilwoman Jessica Florez, and former District 4 Councilman Phil Gordon.
- An invitation will be mailed to every mailing address within the Community Involvement Area (1/2 mile radius around the site).
- Peter Zorbas suggested that ADEQ create a chart showing the site's starting point (contamination levels), clean up goals, and the estimated time span for a final cleanup for the Open House.
- ADEQ will create several posterboards (graphs, charts, etc.) and information sheets for the Open House.

6. *Call to the public*

- Stan Watts thanked ADEQ for attending the Windsor Square Neighborhood Association's annual meeting to present information on the Central and Camelback site.

7. *New Business/Future meeting plans*

- Charlie Jones informed the CAB that he will be resigning from the board. Among the reasons are the fact that Mr. and Mrs. Jones are expecting their first child and that Charlie Jones was recently nominated to the Alhambra Village Planning Committee. Mr. Jones also serves as President of the Central Village Neighborhood Association and is involved with the Light Rail Project. Mr. Jones regrets not being able to devote his time to the CAB and thanked the CAB members and ADEQ for all of their help and support during his time on the board. Mr. Jones submitted his resignation letter to Alex Zavala.
- The next meeting will be the site Open House on Saturday, April 5, 2003.
- Charlie Jones motioned to adjourn the meeting.
- Peter Zorbas seconded the motion.
- The meeting adjourned at 7:25 p.m.